



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION – MST2008-00032, CDP2008-00020**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Draft Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 400 Block of South Fairview Avenue

PROJECT PROPONENT: Gelare, Macon, Flowers & Associates

PROJECT DESCRIPTION: The project consists of the installation of two storm drain outfalls and rock rip-rap on the eastern bank of San Pedro Creek in the City of Santa Barbara on Santa Barbara Airport Property along Fairview Avenue. This proposed project would satisfy conditions of approval for the Towbes office development project on the east side of Fairview Avenue in the City of Goleta.

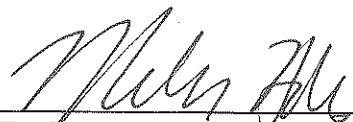
The northern outfall (culvert 1) would involve new construction 70 feet south of the Carson Street/Fairview Avenue intersection. This outfall would enter the Creek through a cement wall in a channelized section of the Creek bank. This outfall would allow for drainage from the north side of the Towbes project to enter San Pedro Creek. The storm water would first travel through a bioswale on the Towbes property.

The southern outfall (culvert 4) would replace the existing rusted outfall with a new storm drain and rip-rap at a location on the creek 40 feet north of the intersection of Daley Street and Fairview Avenue. This storm water would also have been treated through a bioswale on the Towbes property before entering the storm drain. Approximately 1,500 square feet of creek bank vegetation would be disturbed as a part of the installation of the outfall and rip-rap for culvert 4.

The proposed project also includes the restoration of 1,000 square feet of habitat on the bank of San Pedro Creek to mitigate for the loss of habitat associated with the 250 square foot rip rap headwall.

DRAFT MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that with application of the identified mitigation measures agreed to by the applicant, the proposed project will not have a significant effect on the environment.


Environmental Analyst

12/16/08
Date